

May 3, 2017

FOR YOUR INFORMATION

To: Mayor and Members of City Council

From: Harry Black, City Manager **HB**

Subject: Baum Street Landslide

The purpose of this memo is to notify you of a landslide and retaining wall collapse that occurred early this morning along the 400 block of Baum Street in Mount Adams. No injuries were reported, but there is significant property damage.

Representatives from the City's Police, Fire and Buildings & Inspections departments have been on scene since early this morning assessing the damage and assisting effected property owners. This wall was not constructed by the City, it was done privately. Representatives from the private firm that designed and constructed the wall have been on-site as well.

Attached is a memo from Art Dahlberg, Director of the Department of Buildings & Inspections that further outlines the situation and the history of the wall.

We will provide additional updates as they become available.

Attachment

May 3, 2017

FOR YOUR INFORMATION

To: Sheila Hill-Christian, Assistant City Manager
John Juech, Assistant City Manager

From: Art Dahlberg, Director of Buildings and Inspections

Subject: Baum Street Landslide Update

This memo is an update regarding a landslide and retaining wall collapse along the 400 block of Baum Street this morning, Wednesday, May 3. Property Maintenance Code Enforcement (PMCE) Inspector Dave Hartinger was called out by Police dispatch at 3:38 a.m. to inspect a collapsed retaining wall along the backside of the properties located at 400, 402, and 404 Baum Street.

Prior to Mr. Hartinger's arrival on site, the owners of the properties located at 402 and 404 Baum Street had been ordered to vacate by the Fire Department. The owners were given contact information to the American Red Cross or they could make their own temporary arrangements until the damage could properly be assessed and rendered safe for return. The owners were permitted to remove some personal items before leaving the property.

Upon inspection, Mr. Hartinger found that the newly constructed retaining wall had failed and fallen into the backside of both 402 and 404 Baum Street, consequently damaging the first and second floors of both buildings. A licensed professional engineer hired by Metropolitan Design & Development designed the retaining wall. The wall has been under construction since September 2012. This wall is a continuous wall that is located behind several properties along Baum Street. The permit for the section of the wall behind 400-404 Baum Street was issued by the Department of Buildings and Inspections (B&I) on August 20, 2015 and work was completed on November 2, 2016. B&I verified that Civil Solutions Associates, a licensed professional engineering group, conducted and completed all necessary field inspections on the completed section of the wall.

Mr. Hartinger also inspected 395-409 Oregon Street, which is above the failed retaining wall. The soil on the backside of those structures showed signs of significant movement to the south, towards Baum Street, along with several large fissures. He also observed additional movement during the inspection. The decks on the rear of all of the buildings will be assessed for safety, and have been ordered closed until that is complete. Mr. Hartinger was most concerned with the City View Tavern, 401-403 Oregon Street, where the safety of the deck has been severely compromised and was ordered to be shored to prevent further movement. This is also the case for the property located at 407 Oregon Street. At this time, it does not appear that any of the building foundations along Oregon Street have been compromised.

A representative from Metropolitan Design & Development arrived on the scene shortly after Mr. Hartinger and began assessing the condition of the wall. Scherzinger Drilling was also present to conduct a preliminary inspection.

We will continue to update you on this situation, as it is an active scene and will have more information over the next 24 hours. If you have any additional questions regarding this property, please contact me at 513-352-2424 or art.dahlberg@cincinnati-oh.gov.